

SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM: 2.18  
(ID # 20666)

**MEETING DATE:**

Tuesday, November 29, 2022

**FROM :** TLMA-TRANSPORTATION:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:  
Approval of Final Tract Map 38050 a Schedule "J" Subdivision in the Spanish Hills area. District  
1. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the Final Map; and
2. Authorize the Chair of the Board to sign Final Tract Map 38050.

**ACTION:Consent**

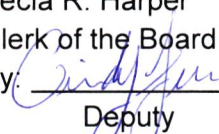
  
Mark Lancaster, Director of Transportation 10/25/2022

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Spiegel, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Hewitt, and Perez  
Nays: None  
Absent: None  
Date: November 29, 2022  
xc: Trans.

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The Tentative Map of Tract 38050 was approved by the Board of Supervisors on May 17, 2022, as Agenda Item 1.2. Final Tract Map 38050 is an 82.63-acre subdivision creating 5 lots for financing and conveyance purposes and 6 open space lots in the Spanish Hills area. This final map complies in all respects with the provisions of the Subdivision Map Act and applicable local ordinances. All necessary conditions of approval have been satisfied and departmental clearances have been obtained to allow for the recordation of the final map. The Transportation Department recommends approval of this final tract map.

**Additional Fiscal Information:**

All fees paid by the applicant. There is no general fund obligation.

**ATTACHMENTS:**

FTM 38050 Vicinity Map

FTM 38050 Mylars



Jason Farin, Principal Management Analyst 11/22/2022

ASSESSOR-COUNTY CLERK-RECORDER, RIVERSIDE COUNTY  
RECORDS MANAGEMENT PROGRAM  
RECORDS TRANSFER LIST, part 1

1. Work Order #

1. Page — of —

INSTRUCTIONS: Fax completed form to (909) 358-6961 and submit original form to the Records Center with the records being transferred.

DEPARTMENTAL INFORMATION

3. DEPARTMENT Clerk of the Board of Supervisors	8. ORG.#	10. DATE 11/30/2022
4. ORGANIZATION County of Riverside	9. ACCOUNT #	11. MEDIA CODE
5. ADDRESS 4080 Lemon St., Room 127	12. NO. OF BOXES TRANSFERRED	
CITY Riverside, Ca. 92501	13. RECORDS TRANSFERRED BY:	
6. MAIL STOP 1010	7. Name      PHONE #      FAX# Sue Maxwell 955-1069 955-1071	14. RECORDS COORDINATOR (must be Authorized):

15. BOX # (Temp)	16. DESCRIPTION OF RECORDS Must be the same as records series title on schedule	17. RANGE OF YEARS	18. DESTRUCTION DATE	19. RECORD SERIES TITLE CODE	20. PERMANENT BOX # (Barcode label)
	Board Date 11/29/2022 - Item No 2.18				
	Final Tract Map No 38050 - Sched J Subdivision of Parcels 3 & 4 of Lot Line				
	Adjustment No 200011 within SEC 18 T5S R6W SBM				
	District 1				

21. RECORDS RECEIVED BY: <i>Maricela Hurtado</i>	
22. TITLE	23. RECEIVED VIA:
24. DATE RECEIVED:	25. TIME RECEIVED:
26. BOXES VERIFIED BY:	27. DATE BOXES VERIFIED:
28. NAME/DATE SCANNED TO HOLDING AREA:	

30. REMARKS	
29. NAME/DATE SCANNED TO LOCATION:	

RECEIVED RIVERSIDE COUNTY CLERK/BOARD OF SUPERVISORS  
2022 NOV 30 AM 10:21



# TRANSPORTATION DEPARTMENT

## FORM 11 SUMMARY/ROUTING FORM

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS

BOARD APPROVAL REQUIRED:  Yes  No  
COUNTY COUNSEL APPROVAL:  Yes  No

AGREEMENT/CONTRACT NO.: 2022 NOV 23 AM 10:36

REQUESTED BOARD DATE: 11/29/2022 CAN IT GO AT A LATER DATE:  YES  NO

<input type="checkbox"/> AMENDMENT	NO.	<input type="checkbox"/> CHANGE ORDER	NO.
<input type="checkbox"/> RESOLUTION	NO.	<input type="checkbox"/> ORDINANCE	NO.
<input type="checkbox"/> AWARD PACKAGE	<input checked="" type="checkbox"/> FINAL MAP	<input type="checkbox"/> ACQUISITION/EDA	<input type="checkbox"/> ADVERTISEMENT PACKAGE
<input type="checkbox"/> OTHER:	SUPERVISORIAL DISTRICT: 1		

**PROJECT/SUBJECT:**  
 FINAL TRACT MAP NO: 38050 (Schedule "J")  
 DESCRIPTION: APPROVAL OF FINAL TRACT MAP.

CONTRACTING PARTY: Paul Hillmer	W.O. NO.: FTM38050 (TC-SU21)(DBF)
PROJECT MANAGER: Paul Hillmer	EXTENSION: 5-1843
FORM 11 AUTHOR/CONTACT: Paul Hillmer	EXTENSION:

### FISCAL

AMOUNT: \$ (0)	CHANGE ORDER AMOUNT: \$
FUNDING SOURCE (S): Applicant Fees	FUNDING SOURCE(S):

### ROUTING

**SPECIAL ROUTING INSTRUCTIONS (e.g., who receives original agreements, companion item, rush, etc.):**  
 THE FINAL TRACT MAP IS TO BE DELIVERED TO THE COUNTY RECORDER.

MINUTETRAQ (MT) NO:	TRANS TRACKING ID:	DATE RECEIVED:	INITIALS:
20666			

11/29/22 2.18  
2022-11-154411

# TRACT NO. 38050

BEING A SUBDIVISION OF PARCELS 3 AND 4 OF LOT LINE ADJUSTMENT NO. 200011, RECORDED SEPTEMBER 25, 2020 AS DOCUMENT NO. 2020-0456731, AS PERFECTED BY DEED RECORDED AUGUST 30, 2021 AS DOCUMENT NO. 2021-0515997, AND DEED RECORDED AUGUST 30, 2021 AS DOCUMENT NO. 2021-0515998, ALL OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH LOT 32 AND LOT "E" OF TRACT NO. 36825, PER MAP FILED IN BOOK 459, PAGES 98 THROUGH 123, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN SECTION 1 TOWNSHIP 5 SOUTH, RANGE 6 WEST AND SECTION 36 TOWNSHIP 4 SOUTH, RANGE 6 WEST, S.B.M.



AUGUST 2019

### RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 AT \_\_\_\_\_ M.,  
IN BOOK \_\_\_\_\_ OF MAPS, AT PAGES \_\_\_\_\_,  
AT THE REQUEST OF THE CLERK OF THE BOARD.  
NO. \_\_\_\_\_  
FEE \_\_\_\_\_  
PETER ALDANA, ASSESSOR-COUNTY CLERK - RECORDER  
BY: \_\_\_\_\_, DEPUTY  
SUBDIVISION GUARANTEE:  
CHICAGO TITLE COMPANY

### OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY RETAIN LOTS "A" AND "B", INDICATED AS "PRIVATE STREETS", AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOT 6, AND LOTS 9 THROUGH 11 IN FEE INDICATED AS OPEN SPACE-MANUFACTURED SLOPES/FUEL MODIFICATION AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOTS 7 AND 8 IN FEE INDICATED AS OPEN SPACE-CONSERVATION HABITAT AS SHOWN HEREON, FOR THE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS "A" AND "B". THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES.

WE HEREBY RETAIN THE EASEMENT INDICATED AS "PRIVATE ACCESS EASEMENTS" LYING WITHIN LOTS 1, 3, 4, 5, 8, 9 AND 11 AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE PRIVATE ACCESS EASEMENTS LYING WITHIN LOTS 1, 3, 4, 5, 8, 9 AND 11, AS SHOWN HEREON. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES, WITHIN LOTS 1, 3, 4, 5, 8, 9 AND 11.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ABUTTERS' RIGHTS OF ACCESS ALONG TEMESCAL HILLS DRIVE, THE OWNER OF LOTS 1, 3, AND 4, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, ALSO EXCEPTING ONE 83.04' ACCESS OPENING FOR LOT 4, AS SHOWN HEREON. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ABUTTERS' RIGHTS OF ACCESS ALONG PHOEBE DRIVE, THE OWNER OF LOT 3, ABUTTING THIS HIGHWAY AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

OWNER:  
FORESTAR TOSCANA DEVELOPMENT COMPANY, A DELAWARE CORPORATION

*[Signature]*  
RUSH STANISAI, AUTHORIZED SIGNATORY

### SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF STEPHEN CAMERON ON AUGUST 23, 2019. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 11-8-2022

*[Signature]*  
EDY P. ADKISON, L.S. 5390



### COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 38050 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON MAY 17, 2022 THE EXPIRATION DATE BEING MAY 17, 2025 AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 11-21, 2022

*[Signature]*  
DAVID L. MCWILLAN, COUNTY SURVEYOR  
L.S. 8488  
EXPIRATION DATE: 12-31-2022



### NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA  
COUNTY OF Orange  
ON 11-9-22 BEFORE ME, Jane Kaye, A NOTARY PUBLIC  
PERSONALLY APPEARED Rush Stanisai

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT EXECUTED THE SAID INSTRUMENT/THEIR AUTHORIZED CAPACITY(ES), AND THAT HE/SHE/IT (THEIR SIGNATURE(S)) ON THE INSTRUMENT (THE PERSON(S)), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

PRINT NAME Jane Kaye  
SIGNATURE Jane Kaye  
NOTARY PUBLIC, STATE OF CA COMMISSION NO.: 22PSC05  
MY COMMISSION EXPIRES: 5-13-23  
COUNTY OF PRINCIPAL PLACE OF BUSINESS Orange



### BOARD OF SUPERVISOR'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFERS OF DEDICATION FOR PUBLIC UTILITY PURPOSES ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOTS 1, 3, 4, 5, 8, 9, AND 11 AND LOTS "A" AND "B", INDICATED AS "PRIVATE STREET" AND "PRIVATE ACCESS EASEMENTS" AS SHOWN HEREON.

THE OFFER OF DEDICATION OF ABUTTERS RIGHTS OF ACCESS ALONG TEMESCAL HILLS DRIVE AND PHOEBE DRIVE IS HEREBY ACCEPTED.

DATE: 11/29/2022  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

*[Signature]*  
BY: \_\_\_\_\_, CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Kecia Harper  
CLERK OF THE BOARD OF SUPERVISORS

*[Signature]*  
BY: \_\_\_\_\_, DEPUTY

### TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ \_\_\_\_\_ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: \_\_\_\_\_, 2022

CASH OR SURETY BOND  
MATTHEW JENNINGS  
COUNTY TAX COLLECTOR

BY: \_\_\_\_\_, DEPUTY

### SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

ROBERT LEO PAUL AND BARBARA J. PAUL, HOLDERS OF AN UNRECORDED ACCESS EASEMENT AND UTILITIES AGREEMENT DATED SEPTEMBER 11, 2008 AS DISCLOSED BY MEMORANDUM OF AGREEMENT RECORDED OCTOBER 6, 2008 AS INSTRUMENT NO. 2008-0540136, O.R.

### NOTE

\*FOR FINANCE AND CONVEYANCE PURPOSES ONLY: A FUTURE SUBDIVISION MAP OR LAND USE ENTITLEMENT OR PERMIT IS NECESSARY TO DEVELOP THIS PROPERTY. THIS MAP DOES NOT REMOVE ANY CONDITIONS OF APPROVAL FOR SEPARATE LAND USE ENTITLEMENTS OR TENTATIVE MAPS OR USE PERMITS APPROVED FOR THIS LAND.\*

### TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS ORDERED AS TAXES ~~HOWEVER, IF ANY SUCH TAXES OR SPECIAL ASSESSMENTS ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ \_\_\_\_\_~~

MATTHEW JENNINGS  
COUNTY TAX COLLECTOR  
BY: Matthew Jennings, DEPUTY

DATE: 11/14/2022, 2022  
THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

### ABANDONMENT NOTE

PURSUANT TO SECTIONS 66434 AND 66499.20.2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

ALL THAT EASEMENT IN FAVOR OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES, WITHIN LOT "E" OF TRACT NO. 36825, PER MAP FILED IN BOOK 459, PAGES 98 THROUGH 123, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY.